

THIS INSTRUMENT PREPARED BY:

SEND TAX NOTICE TO:

ROBERT G. SAUNDERS
Attorney At Law
P.O. Box 100604
Irondale, Alabama 35210-0604

CAROLYN JAYE HAYES
5440 Hickory Ridge Drive
Birmingham, Alabama 35242

STATE OF ALABAMA *
 *
SHELBY COUNTY *

Shelby County, AL 07/22/2014
State of Alabama
Deed Tax: \$126.50

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable consideration to the undersigned grantor or grantors in hand paid by the grantee herein, the receipt whereof is hereby acknowledged, we, TIMOTHY WAYNE HAYES and wife, PAMELA HARRIS HAYES, (hereinafter referred to as Grantors) do grant, bargain, sell and convey unto CAROLYN JAYE HAYES, a single woman, the following described real estate situated in Shelby County, Alabama, to-wit:

Lots 110 and 111, according to the Amended Map of Hickory Ridge Subdivision as recorded in Map Book 11, page 79, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

The physical address being 5440 Hickory Ridge Drive, Birmingham, Shelby County, Alabama.

The last assessed value is \$252,800.

SUBJECT TO:

1. Defects, liens encumbrances, adverse claims or other matters, if any, created, first appearing in public records or attaching subsequent to the effective date hereof.
2. Ad Valorem Taxes due in the year 2014, a lien, but not yet payable, until October 1, 2014.
3. That certain mortgage to Countrywide Home Loans Inc. recorded as Document Number 20021002000478280 and presently assigned to Bank of America.
4. Rights or claims of parties in possession by virtue of unrecorded leases.

WARRANTY DEED
TIMOTHY HAYES TO CAROLYN JAYE HAYES

5. Mineral and mining rights expected(*sp*).
6. Rights of parties in possession, encroachments, overlaps, overhangs, unrecorded easements, violated restrictive covenants, deficiency in quantity of ground, or any matters, not of record, which may be disclosed by an accurate survey and inspection of the premises.
7. Unfiled mechanics' and materialmen's liens or any lien, or right to lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
8. Taxes or special assessments which are not shown as existing liens by the public records.
9. Such state of facts as shown on recorded plat, as applicable.
10. This property and all structures are conveyed **"AS IS"**.

THIS CONVEYANCE IS BEING MADE **WITHOUT** BENEFIT OF RECENT SURVEY OR TITLE POLICY.

THE ABOVE DESCRIBED PROPERTY **IS NOT** THE HOMESTEAD OF THE GRANTOR


TO HAVE AND TO HOLD unto the said grantee, his, her, or their heirs and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with said grantee, his, her or their heirs, successors and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that we have a good right to sell and convey the same as aforesaid that we will and our heirs, executors and administrators shall warrant and defend the same to the said Grantee, his, her or their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS hereto set their signatures and seals,
this the 21 day of July, 2014.


TIMOTHY WAYNE HAYES, and wife,


PAMELA HARRIS HAYES


20140722000225020 2/4 \$149.50
Shelby Cnty Judge of Probate: AL
07/22/2014 02:17:47 PM FILED/CERT

WARRANTY DEED
TIMOTHY HAYES TO CAROLYN JAYE HAYES

STATE OF ALABAMA

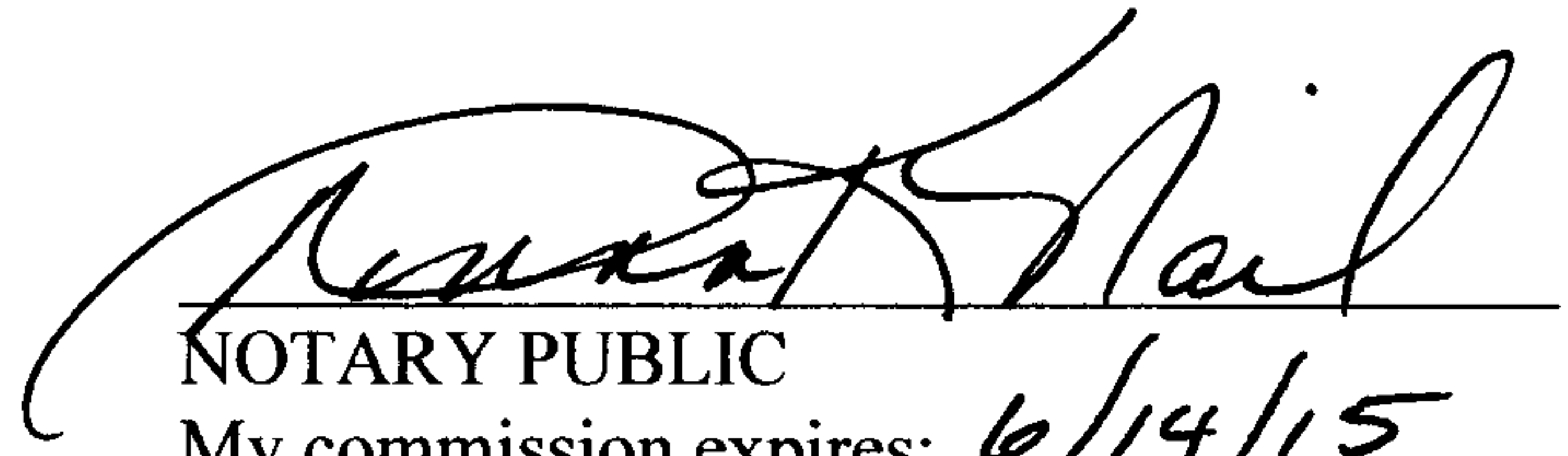
*


*

COUNTY OF SHELBY

*

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that TIMOTHY WAYNE HAYES and PAMELA HARRIS HAYES have signed the foregoing conveyance, and being known to me, acknowledged before me on this date that, being informed of the contents of the conveyance, they executed the same knowingly and voluntarily, this the 21 day of July, 2014.


NOTARY PUBLIC
My commission expires: 6/14/15


20140722000225020 3/4 \$149.50
Shelby Cnty Judge of Probate: AL
07/22/2014 02:17:47 PM FILED/CERT

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Timothy Wayne Hayes
Mailing Address 3608 Chippenham Drive
Birmingham, AL 35242

Grantee's Name Carolyn Jaye Hayes
Mailing Address 5440 Hickory Ridge Drive
Birmingham, AL 35242

Property Address 5440 Hickory Ridge Drive
Birmingham, AL 35242

Date of Sale July 21, 2014

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$252,800.00 (\$126,400.00)



20140722000225020 4/4 \$149.50
Shelby Cnty Judge of Probate, AL
07/22/2014 02:17:47 PM FILED/CERT

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale
☐ Sales Contract
☐ Closing Statement

☐ Appraisal
☒ Other

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date _____

Print Carolyn Jaye Hayes

☐ Unattested

Sign Carolyn Jaye Hayes

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1